HIGHCLIFFE & WALKFORD PARISH COUNCIL ESTD 2019	Planning Report 14th October 2026

Planning Applications for review

Click on the Reference to go to the BCP planning portal.

Build

Reference	Location	Proposal	Comments due by
P/26/04812/FUL	5A Solent Road Christchurch BH23 5PZ	Change of use from ancillary outbuilding to serviced accommodation (retrospective).	28/10/2026
P/26/04330/CONDR	243 Smugglers Lane North Christchurch BH23 4QJ	Variation of condition 2 of planning permission P/25/01619/HOU Proposed Single storey front, side and rear extensions to an existing detached dwelling and alterations to driveway with dropped kerb Changes to design	27/10/2026
P/26/02778/FUL	66 Manning Avenue Christchurch BH23 4PW	Extensions to create a 4 bedroom house and raise the roof to provide first floor accommodation.	23/10/2026
P/26/04565/FUL	Cliffhanger Waterford Road Christchurch BH23 5JA	Proposed refurbishment and replacement of the existing kiosk serving Cliffhanger Restaurant, to be known as Little Hanger Kiosk.	21/10/2026
P/26/04664/HOU	8 Felton Crescent Christchurch BH23 5AX	Removal of existing conservatory and proposed single storey rear extension	23/10/2026
P/26/04627/HOU	Hamilton Bramble Lane Christchurch BH23 5NB	Removal of existing carport and garage, erection of a single storey rear extension, replacement of facing materials, internal reconfiguration and new boundary fencing	23/10/2026

P/26/03786/FUL	Field at Verno Lane Christchurch BH23 4UQ	Proposed new dwelling, garage, access track, landscape and associated works	23/10/2026
P/26/04000/FUL	2 Glenhill 2 Elphinstone Road Christchurch BH23 5BP	Demolition of existing structures and erection of 2 no. detached dwelling with associated access, parking, turning, landscaping and ancillary works.	14/10/2026
P/26/04511/CONDR	3 Abingdon Drive Christchurch BH23 5JY	Removal of Condition 4 of planning permission 8/24/0852/HOU (Single storey front and side extension, conversion of garage into garden room and home gym) To remove condition 4 as no works required in tree root protection area, as per Arborist Report.	9/10/2026 (extension asked for)
P/26/04495/LB	254 Lymington Road Christchurch BH23 5ET	Listed Building consent for localised repair works to eaves and timber windows, localised roof-covering, brickwork and rainwater goods replacement, localised repointing and external repainting and a replacement fire door and window.	16/10/2026
P/26/04239/CONDR	Silverways Silver Way Christchurch BH23 4LJ	Variation of condition 2 of planning permission 8/25/0059/FUL Extension to existing nursing home Change of design and drawings	24/09/2026 (extension asked for)
P/26/04192/HOU	4 Cranemoor Close Christchurch BH23 5AP	Single storey rear extension; rooflights; porch; attached garage; demolition of existing garage	14/10/2026
P/26/04191/HOU	27 Wellesley Avenue Christchurch BH23 4SU	Proposed single storey wraparound extension in place of existing garage to provide rearranged garage, utility, dining and kitchen area, finished externally to match existing main dwelling.	14/10/2026

P/26/04172/HOU	29 Celandine Close Christchurch BH23 4LT	Removal of existing conservatory and erection of a single storey extension to dwellinghouse	14/10/2026
P/26/04173/HOU	30 Rothesay Drive Christchurch BH23 4LB	Demolish garage and conservatory. Proposed two storey extension to side and rear. Enlargement of roof for first floor accommodation including roof lights to front & side elevations. Formation of external terrace at first floor level, changes to fenestration, external finishes and amendement to front boundary wall	14/10/2026

Decisions to Note (Build)

Reference	Location	Proposal	Decision
P/26/03688/HOU	4 Cobbs Beck Lane Christchurch BH23 5FH	Proposed front porch	Decision: Granted Date: 29/9/2026 HWPC Comments: No objection
P/26/03651/HOU	Hamilton Bramble Lane Christchurch BH23 5NB	Single Storey Rear Extension, Replacement of facing materials, internal reconfiguration and new boundary fencing	Decision: Application withdrawn Date: 15/9/2026 HWPC Comments: No objection
P/26/02980/HOU	40 Manning Avenue Christchurch BH23 4PW	Removal of the existing first-floor rear balcony and construction of an enlarged first-floor rear balcony with associated balustrading and	Decision: Granted Date:18/9/2026 HWPC Comments: No objection

		supporting structure.	
P/26/03222/HOU	20 Pinewood Road Christchurch BH23 5PJ	Retrospective garden room.	Decision: Granted Date: 15/9/2026 HWPC Comments: • The parish council strongly objects to this planning application having viewed both the plans and the site itself. • The parish council understands that permitted development rights do not apply here. The planning application clearly does not accord with the structure that has been built, which is significantly larger and higher and represents overdevelopment on the site. • The application is therefore misleading. The structure dominates surrounding gardens in Pinewood and Dunbar, and clearly adversely affects particularly the amenity value of 22 Pinewood, putting a large part of the garden in shade. The parish council understands that no fire safety provisions have been made for this wooden construction which is too close to the

			boundary fence with 18 Pinewood. • Further the parish council is concerned to learn of the possible damage to the root network of protected trees and that the applicant ticked no to trees on site in the application.
P/26/03155/HOU	28 Rothesay Drive Christchurch BH23 4LB	Single storey side extension and Infill front extension. Raised eaves & new roof structure to form first floor accommodation, roof lights to side elevations. Two covered, rearward facing terraces at first floor level Demolish existing garage and car port	Decision: Granted Date: 11/9/2026 HWPC Comments: No objection
P/26/02324/FUL	127 Ringwood Road Christchurch BH23 5RB	Change of use from dwellinghouse (Use Class C3) to children's home (Use Class C2).	Decision: Granted Date: 22/9/2026 HWPC Comments: No objection
P/25/03134/FUL	341-343 Lymington Road Christchurch BH23 5EG	Extension at 2nd floor level to enlarge 2 existing flats, formation of	Decision: Application refused Date: 17/9/2026 HWPC Comments:

		new 3rd floor level to create 2 additional flats with external alterations to facade to include installation of Juliet balconies	No objection
P/25/02903/CONDR	46 Ringwood Road Christchurch BH23 5RD	Variation of condition 2 of planning permission A/24/0729/FUL as described in that description of development to amend the list of approved plans to alter roof to include raising the height to add a 3rd bedroom in the roof space to the approved terrace of 5 houses	Decision: Granted Date: 30/9/2026 HWPC Comments: No objection

Appeals: None